

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW OUTDOOR RENTAL STORAGE IN A C-4 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 3719 EAST BROADWAY IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Marlar Engineering, 5318 John F. Kennedy Blvd., North Little Rock, AR 72116, seeking a conditional use of land located at 3719 East Broadway to allow an outdoor rental storage, which application was duly considered and approved (7 affirmative votes; 1 negative; 1 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof, held on May 10, 2016.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That a conditional use is approved for outdoor rental storage in a C-4 zone for the subject real property located at 3719 East Broadway in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

Lot 4, Block 2, Walton Addition to the City of North Little Rock, Pulaski County, Arkansas. (See Exhibits "A", "B" and "C" attached hereto.)

SECTION 2: That this conditional use shall be subject to the following:

- (a) Applicant/owner shall meet all applicable Federal, State, County and City requirements and codes.
- (b) Outdoor area for display of rental equipment limited to area shown on map attached hereto.
- (c) All elevated or extended boom trucks, lifts, cranes and any other heavy equipment that can be elevated or has extensions shall be displayed on the rear half of the display area.
- (d) New landscaping on Broadway to match the landscaping of the eastern abutting property.
- (e) Provide 7' ornamental fence along Broadway and 48' along Dixie to match existing 7' ornamental fence to the east.
- (f) Provide 6' black chain link fence along Dixie.
- (g) Current building existing on the site is to be demolished.
- (h) Business license to be issued after Planning Staff confirmation of requirements.

- (i) Applicant/owner understands that failure to comply with these conditions may result in loss of the Conditional/Special Use and/or loss of Business License and/or removal of Electric Power Meter.

SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 4: That the provisions of this Ordinance are hereby declared to be severable and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 5: It is hereby found and determined that outdoor rental storage as described herein is compatible with other businesses in the area and that the conditional use of the above-described land is immediately necessary in order to insure the proper and orderly growth and development of this land and of the City of North Little Rock, Arkansas, and being necessary for the immediate preservation of the public health, safety and welfare, THEREFORE, an emergency is hereby declared to exist and this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED:

APPROVED:

SPONSOR:



Alderman Linda Robinson *LR*


Mayor Joe A. Smith

ATTEST:


Diane Whitbey, City Clerk

APPROVED AS TO FORM:


C. Jason Carter, City Attorney

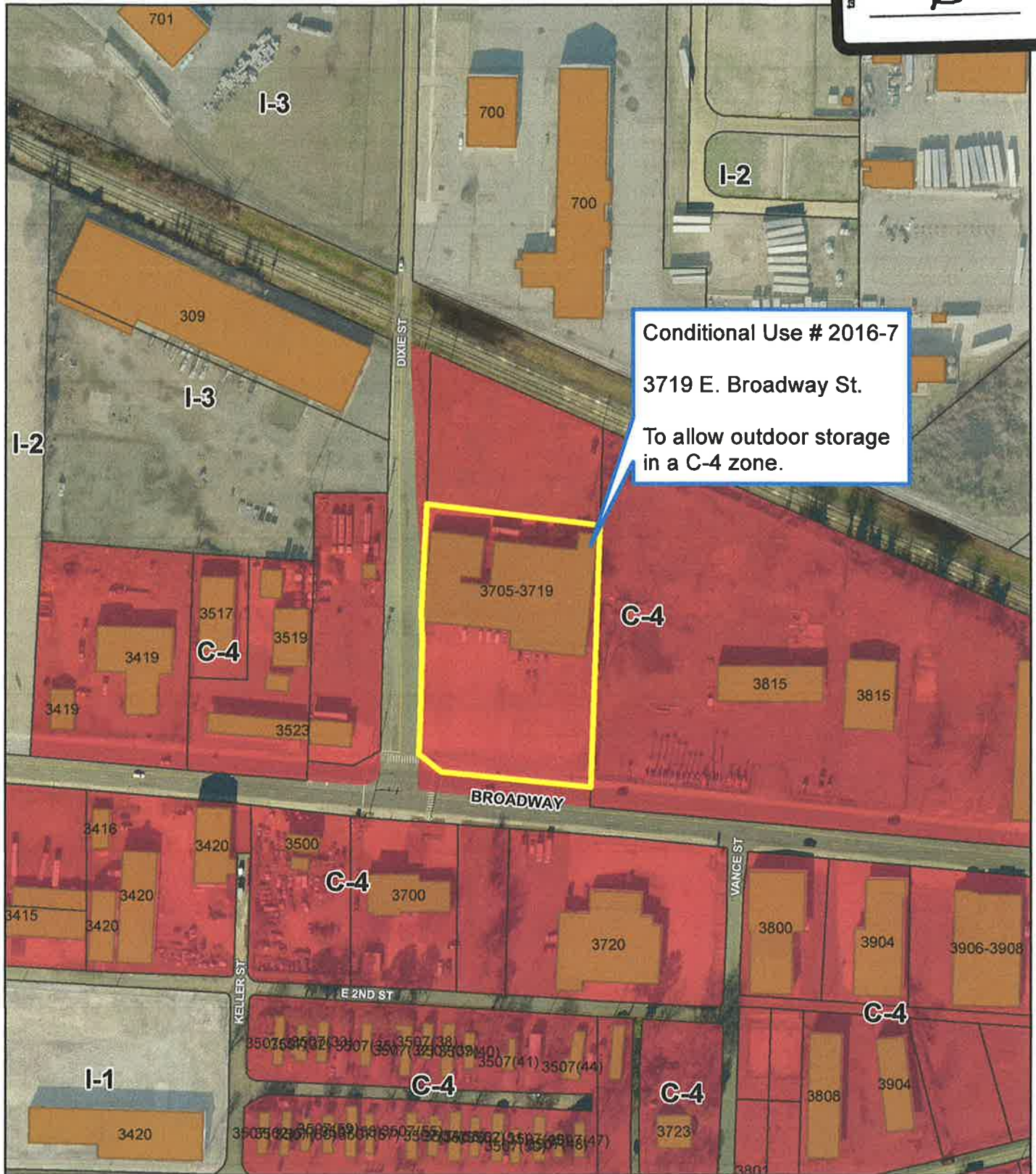
PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED	<u>11:32</u>	A.M.	_____	P.M.
By	<u>C. JASON CARTER</u>			
DATE	<u>06-07-16</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>ABraggs</u>			

Conditional Use # 2016-7

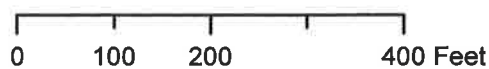
EXHIBIT

"B"



Zoning Map

1 inch = 200 feet



Date: 3/24/2016

Map is not to survey accuracy

Conditional Use # 2016-7

EXHIBIT

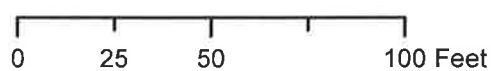
"c"

tabbles



Ortho Map

1 inch = 50 feet



Date: 3/24/2016

Map is not to survey accuracy